



## Cover Memorandum/Staff Report

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**File #:** 24-186

**Agenda Date:** 2/20/2024

**Item #:** 6.C.

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**TO:** Mayor and Commissioners  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**FROM:** Missie Barletto, Public Works Director  
**DATE:** February 20, 2024

APPROVAL FOR ADDITIONAL SPENDING ON P2019-024 WITH KONE INC. FOR ELEVATOR MAINTENANCE, INSPECTION, AND MODERNIZATION IN THE AMOUNT OF \$732,748 FOR A REVISED CONTRACT TOTAL OF \$1,248,135

**Recommended Action:**

Motion to approve a contract value increase of P2019-024 with Kone, Inc. for Elevator Maintenance, Inspection, and Modernization in the amount of \$732,748 for a revised contract total of \$1,248,135.

**Background:**

On February 12, 2019, the City Commission (City) approved Resolution No. 49-19 to award agreement P2019-024 with KONE, Inc. utilizing contract prices provided to U.S. Communities Government Purchasing Alliance (now OMNIA Partners) through Contract #EV2516. The contract is valid November 12, 2019 - November 30, 2024, with five (5) one-year options to renew. The original contract amount of \$338,267 was to modernize the two (2) elevators at the Old School Square (OSS) Parking Garage.

On September 17, 2019, Amendment No. 1 to P2019-024 was approved to add elevator maintenance services in accordance with and pursuant to the same terms, conditions, and pricing of Contract #EV2516 in the amount of \$88,920.

On July 6, 2022, a request for additional spending was approved for the purchase and installation of elevator door lock monitoring devices for four (4) city buildings, pursuant to the same terms, conditions, and pricing of Contract #EV2516, in the amount of \$88,200. These devices were required by the American Society of Mechanical Engineers (ASME) Safety Code A17.3-2015, Section 3.10.12.

On September 5, 2023, the City approved the 2024 through 2028 Capital Improvement Program (CIP) Budget, to include two (2) elevator improvement projects at the Robert P. Miller Park (Miller Park) and the Seacrest Soccer Complex and Hilltopper Stadium (Hilltopper). At Miller Park, work includes pit sealing and waterproofing to eliminate leaks that cause the equipment to rust and become unrepairable. The twin post new jack and piston assembly in the pit will also be replaced and state mandated door lock monitoring devices will be installed. At Hilltopper, the work includes replacing the controller, hydraulic pumping unit, a RSQ PAK (back-up battery), and installing state

mandated door lock monitoring devices.

Additionally, upon assessing other elevator needs throughout the City, staff determined that a RSQ PAK is needed for the Robert Federspiel Parking Garage (Federspiel Garage) elevators to reduce the possibility of entrapments during power outages/surges. The RSQ PAK is a device designed to prevent passenger entrapments if the building has a power failure. If there is a building power failure and no backup elevator power, the elevator would shut down in between floors and cause an entrapment. By installing RSQ PAK devices, the elevators will have power to run down to lower landings to allow passengers to exit and avoid being trapped.

Lastly, staff reassessed repair and maintenance costs for citywide elevators and determined additional spending is required to facilitate these services. A \$25,000 increase is requested for repair and maintenance through the remainder of the initial term, November 30, 2024. Renewal term values were not previously established therefore staff is also requesting to establish a value of \$60,000 for each renewal term.

The total revised cumulative agreement value is provided below:

Revised Contract Value		
OSS Elevator Modernizations	February 12, 2019 - November 30, 2024	\$338,267
Amendment No. 1	September 19, 2019 - November 30, 2024	\$88,920
Additional Spending - Door Locks	July 6, 2022 - November 30, 2024	\$88,200
Additional Spending - Modernizations, Battery Back-up, Repair & Maintenance	February 4, 2024 - November 30, 2024	\$432,748
Renewal Term 1	December 1, 2024 - November 30, 2025	\$60,000
Renewal Term 2	December 1, 2025 - November 30, 2026	\$60,000
Renewal Term 3	December 1, 2026 - November 30, 2027	\$60,000
Renewal Term 4	December 1, 2027 - November 30, 2028	\$60,000
Renewal Term 5	December 1, 2028 - November 30, 2029	\$60,000
<b>TOTAL</b>		<b>\$1,248,135</b>

### Attachments

1. Quotes - Hilltopper
2. Quote - Miller Park
3. Quote - Federspiel Garage

4. Additional Spending P2019-024 (July 2022)
5. Amendment No. 1 to P2019-024
6. Agreement P2019-024
7. Resolution No. 49-19

This motion is in accordance with the City Code of Ordinances, Section 36; and Purchasing Policies and Procedures, Change Orders and Amendments

**City Attorney Review:**

N/A

**Funding Source/Financial Impact:**

Project	Amount	GL Account
Hilltopper Elevator	\$173,633	382-72-738-572-46-40
Miller Park Elevator	\$209,404	382-72-738-572-46-40
Federspiel Parking Garage Elevator	\$24,711	001-41-350-519.46-15
Increase for Repair & Maintenance	\$25,000	001-41-350-519.46-15

**Timing of Request:**

Timely approval is requested to prevent elevator entrapments and implement FY24 CIP projects.